

050.A

0003

0023.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

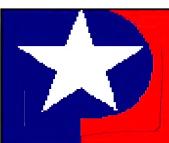
950,900 / 950,900

USE VALUE:

950,900 / 950,900

ASSESSED:

950,900 / 950,900


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
21-23		RUSSELL TERR, ARLINGTON

OWNERSHIP

Unit #: 23

Owner 1: PANCHENKO IVAN

Owner 2: SWAM ALYSON P

Owner 3:

Street 1: 23 RUSSELL TERR

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: NYBERG JONATHAN -

Owner 2: DOLAN SARA Q -

Street 1: PO BOX 292

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1890, having primarily Clapboard Exterior and 2309 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R4	TOWNHOU	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8473																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	949,100	1,800		950,900		422487
							GIS Ref
							GIS Ref
							Insp Date
							04/01/21

PREVIOUS ASSESSMENT

Parcel ID: 050.A-0003-0023.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	949,100	1800	.		950,900		Year end	12/23/2021

!16682!

PRINT

Date: 12/30/21 Time: 22:55:46

LAST REV

Date: 12/03/21 Time: 09:32:54

danam

16682

USER DEFINED

Prior Id # 1: 34992

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION**TAX DISTRICT****PAT ACCT.**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NYBERG JONATHAN	76494-162	2	12/21/2020		1,000,000	No	No		

BUILDING PERMITS**ACTIVITY INFORMATION**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/1/2021		NEW CONDO						PT Paul T
4/1/2021		Measured						PT Paul T

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

Total AC/Ha: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																			
Type: 99 - Condo Conv		Full Bath: 1	Rating: Average	A Bath:	Rating:																										
Sty Ht: 2 - 2 Story		3/4 Bath: 1	Rating: Average	A 3QBth:	Rating:																										
(Liv) Units: 1	Total: 1	1/2 Bath: 1	Rating: Average	A HBth:	Rating:																										
Foundation: 3 - BrickorStone		OthrFix:	Rating:	RESIDENTIAL GRID																											
Frame: 1 - Wood		OTHER FEATURES				1st Res Grid Desc: Line 1 # Units 1																									
Prime Wall: 2 - Clapboard		Kits: 1	Rating: Average	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O															
Sec Wall: 1 - Wood Shingl	40 %	A Kits:	Rating:	Other																											
Roof Struct: 1 - Gable		Frl:	Rating:	Upper																											
Roof Cover: 1 - Asphalt Shgl		WSFlue:	Rating:	Lvl 2																											
Color: GRAY		Lvl 1																													
View / Desir:		Lower																													
GENERAL INFORMATION				CONDOS INFORMATION												UnSketched SubAreas: GLA: 2309,															
Grade: B- - Good (-)		Location:		Total Units:	RMs: 7	BRs: 4	Baths: 1	HB: 1																							
Year Blt: 1890	Eff Yr Blt: 2020	Floor:		REMODELING				RES BREAKDOWN																							
Alt LUC:	Alt %:	% Own:	60.000000000	Exterior:	No Unit	RMS	BRS	FL																							
Jurisdict: G22	Fact: .	Name:		Interior:	1	7	4																								
Const Mod:		DEPRECIATION				Additions:																									
Lump Sum Adj:		Phys Cond: AV - Average	1.0 %	Kitchen:																											
INTERIOR INFORMATION				Functional:					Baths:																						
Avg Ht/FL: STD		Economic:					Plumbing:																								
Prim Int Wal: 2 - Plaster		Special:					Electric:																								
Sec Int Wall:	%	Override:					Heating:																								
Partition: T - Typical		Total:	1 %	General:					Totals	1	7	4																			
Prim Floors: 3 - Hardwood		CALC SUMMARY				COMPARABLE SALES																									
Sec Floors:	%	Basic \$ / SQ:	305.00	Rate	Parcel ID	Typ	Date	Sale Price																							
Bsmnt Flr: 12 - Concrete		Size Adj.: 1.10474229																													
Subfloor:		Const Adj.: 0.99989998																													
Bsmnt Gar:		Adj \$ / SQ: 336.913																													
Electric: 3 - Typical		Other Features: 83310																													
Insulation: 2 - Typical		Grade Factor: 1.21																													
Int vs Ext: S		NBHD Inf: 0.92000002																													
Heat Fuel: 2 - Gas		NBHD Mod:																													
Heat Type: 3 - Forced H/W		LUC Factor: 1.00																													
# Heat Sys: 1		Adj Total: 958734																													
% Heated: 100	% AC: 100	Depreciation: 9587																													
Solar HW: NO	Central Vac: NO	Deprecated Total: 949147																													
% Com Wal	% Sprinkled	WtAv\$/SQ:	AvRate:	Ind.Val																											
MOBILE HOME				Serial #:					Year:					Code	Description	Area - SQ	Rate - AV	Undepr Value	SUB AREA				SUB AREA DETAIL								
Make:				Model:										GLA	Gross Liv Ar	2,309	336.910	777,931													
SPEC FEATURES/YARD ITEMS				PARCEL ID																											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value														
22	Wood Deck	D	Y	1	16X6	G	AV	2020	20.00	T	5	102			1,800		1,800														
More: N				Total Yard Items:				1,800				Total Special Features:								Total:				1,800							
IMAGE																AssessPro Patriot Properties, Inc															